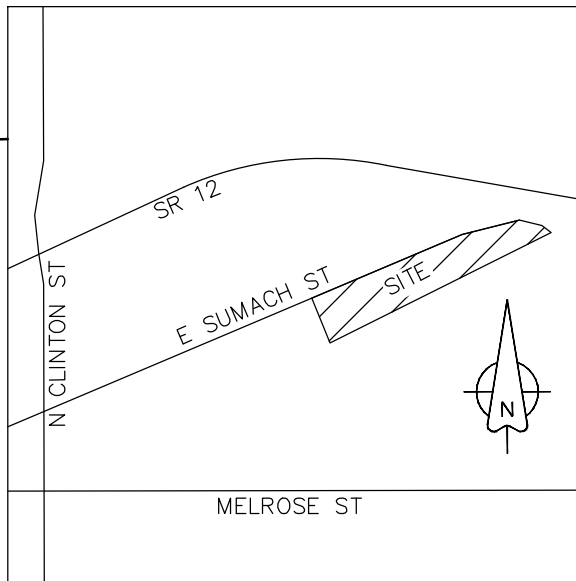


PRELIMINARY PLAT  
OF THE  
EAST SUMACH SUBDIVISION

FOR PROPERTY LOCATED IN THE NORTH HALF OF THE SOUTHEAST  
QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION  
16 IN TOWNSHIP 7 NORTH, RANGE 36 EAST, WILLAMETTE MERIDIAN, CITY  
OF WALLA WALLA, WALLA WALLA COUNTY, STATE OF WASHINGTON



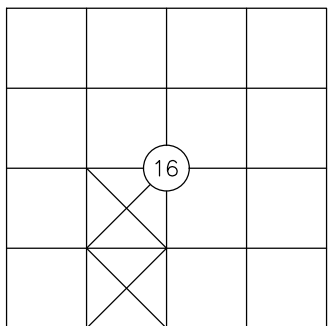
DATUM STATEMENT

HORIZONTAL DATUM: NAD 1983  
VERTICAL DATUM: CITY OF WALLA WALLA GIS (NAVD 1988)  
THE CONTOURS SHOWN HEREON WERE DERIVED FROM  
DATA COLLECTED IN THE FIELD USING TRIMBLE S6  
ROBOTIC TOTAL STATIONS. WALLA WALLA CITY GIS  
MONUMENT #2 WAS USED AS A BASE TO ESTABLISH  
ELEVATION CONTROL NEAR THE PROJECT SITE.

FOUND 3/4" IRON  
PIPE IN MONUMENT  
CASE ON THE  
CENTERLINE OF  
SUMACH STREET AS  
SHOWN ON R5

JACK HIGGINBOTHAM, ETUX.  
APN 360716340060  
N 130.64'

SECTION DIAGRAM  
T7N, R36E, W.M.



GREG FLOWERS, PROFESSIONAL LAND SURVEYOR  
REGISTRATION No. 19619

DATE

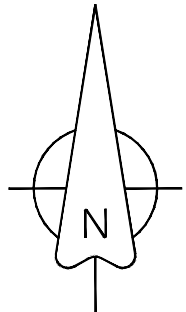
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_ AT THE REQUEST OF GREG FLOWERS, LAND SURVEYOR,  
IN VOLUME \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_

COUNTY AUDITOR

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS WASHINGTON SOUTH  
STATE PLANE GRID BEARING OF N88°22'47"E BETWEEN THE 2.5"  
BRASS CAP MONUMENT AT THE INTERSECTION OF CLINTON AND  
MELROSE STREETS MARKING THE SOUTHWEST CORNER OF SECTION 16  
IN TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE  
MERIDIAN, AND THE 2.5" BRASS CAP AT THE INTERSECTION MELROSE  
AND LEWIS STREETS MARKING THE SOUTH QUARTER CORNER OF SAID  
SECTION 16. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO  
CONVERT FROM GROUND TO GRID MULTIPLY BY THE COMBINED  
FACTOR OF 0.99990546883782.



0 60 120  
MAP SCALE-1"=60'

FOUND 1/4" IRON PIN IN MONUMENT  
CASE ON THE CENTERLINE OF  
SUMACH STREET AS SHOWN ON R5.

RW TO BE DEDICATED TO THE CITY  
OF WALLA WALLA. TITLE WILL BE  
ACQUIRED PRIOR TO FINAL PLAT.

OWNERSHIP INFORMATION  
UNDETERMINED FOR THESE TRACTS  
AT THE TIME OF THIS SURVEY.

NORTHEAST CORNER OF THE  
SOUTHEAST QUARTER OF SECTION 16.  
SOUTHWEST QUARTER OF SECTION 16.

LINE	BEARING	DISTANCE
L1	N83°03'27"E	29.94'
L2	N83°03'27"E	70.00'
L3	S68°12'50"E	24.63'
L4	N00°00'00"E	19.18'

REFERENCE DOCUMENTS

(R1) QUIT CLAIM DEED RECORDED AS AUDITOR'S FILE NO. 2005-09191 ON JULY 27, 2020 IN  
THE RECORDS OF WALLA WALLA COUNTY, STATE OF WASHINGTON.  
(R2) LAND TITLE OF WALLA WALLA COUNTY, INC. TRACT BOOK REPORT FILE NO. 48085 ISSUED  
NOVEMBER 5, 2020.  
(R3) STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES MAP SHOWING SURVEY OF  
SECTION 16, T.7 N., R. 36 E., W.M. DATED FEBRUARY 183 RECORDED WITH THE WASHINGTON  
STATE DEPARTMENT OF NATURAL RESOURCES AS FM 426.  
(R4) RIGHT OF WAY AND TRACK MAP NORTHERN PACIFIC RAILWAY PASCO DIV.-WALLA WALLA  
BR. EUREKA TO DAYTON, WASH. V-17/8.  
(R5) PLAT OF BLUE MOUNTAIN ESTATES RECORDED AS AUDITOR'S FILE NO. 2017-07343 IN  
BOOK 7 OF PLATS AT PAGE 91 ON SEPTEMBER 18, 2017 IN THE RECORDS OF WALLA WALLA  
COUNTY, STATE OF WASHINGTON.  
(R6) SURVEY RECORDED AS AUDITOR'S FILE NO. 1988-00154 IN BOOK 4 OF SURVEYS AT PAGE  
193 ON JANUARY 8, 1988 IN THE RECORDS OF WALLA WALLA COUNTY, STATE OF WASHINGTON.

LEGEND-LINE TYPES

---	PROPERTY LINE
---	SECTION OR SUBSECTION LINE
---	CENTERLINE
---	APPARENT CENTERLINE
---	RAILROAD CENTERLINE
---	RIGHT OF WAY
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC LINE
---	WATER LINE
---	OVERHEAD POWER LINE
---	TELECOMMUNICATIONS LINE
---	CONTOUR LINE WITH ELEVATION
---	EDGE OF PAVEMENT
---	FENCE LINE

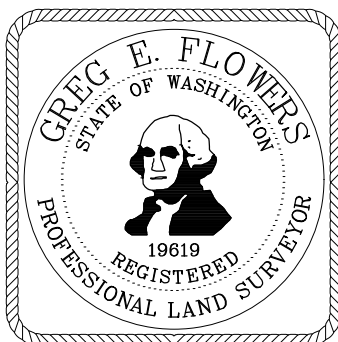
LEGEND-SYMBOLS

⊗	TELECOMMUNICATIONS RISER
○	POST
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	CATCH BASIN
⊕	SPIGOT
⊕	SANITARY SEWER MANHOLE
⊕	GUY WIRE
⊕	POWER POLE WITH UNDERGROUND LINE
⊕	POWER POLE
⊕	FOUND MONUMENT AS DESCRIBED
●	SET 5/8"x30" IRON REBAR WITH
●	"WA19619/OR02820" CAP
⊕	COMPUTED POINT PER R#

FOUND 2.5" BRASS CAP IN CONCRETE CASING  
AT THE INTERSECTION OF CLINTON AND  
MELROSE STREETS MARKING THE SOUTHWEST  
CORNER OF SECTION 16 AS DESCRIBED IN  
LCR 9308524.

FOUND 2.5" BRASS CAP IN CONCRETE CASING  
AT THE INTERSECTION OF MELROSE AND  
LEWIS STREETS MARKING THE SOUTH QUARTER  
CORNER OF SECTION 16 AS DESCRIBED IN  
LCR 9308525

FOUND 2.5" BRASS CAP IN CONCRETE CASING  
AT THE INTERSECTION OF MELROSE AND  
LEWIS STREETS MARKING THE SOUTH QUARTER  
CORNER OF SECTION 16 AS DESCRIBED IN  
LCR 9308525



PBS Engineering and  
Environmental Inc.  
5 N Colville St, Ste 200  
Walla Walla, WA 99362  
509.956.3026

pbsusa.com

CLIENT: BARBER CONSTRUCTION		PROJECT NO.: 67709	
SURVEYOR: GREG E. FLOWERS		DATE: 01/20/2021	
CALC BY: JLM	DRAWN BY: JLM	SCALE: 1"=60'	
SECTION: 16	TOWNSHIP: 7 NORTH	RANGE: 36 EAST	
CITY: WALLA WALLA	COUNTY: WALLA-WALLA	SHEET <u>1</u> OF <u>2</u>	

PRELIMINARY PLAT  
OF THE  
EAST SUMACH SUBDIVISION  
FOR PROPERTY LOCATED IN THE NORTH HALF OF THE SOUTHEAST  
QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER  
OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION  
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OF WALLA WALLA, WALLA WALLA COUNTY, STATE OF WASHINGTON

LEGAL DESCRIPTION

THAT PORTION OF THE FOLLOWING TRACTS A AND B LYING SOUTHERLY OF EAST SUMACH STREET:

TRACT A: 36-07-16-34-0058

BEGINNING AT POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 IN TOWNSHIP 7 NORTH, OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WHICH IS 10 RODS WEST, MEASURED ALONG SAID NORTH LINE, FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER; THENCE WEST ON SAID NORTH LINE 40 RODS; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SOUTHWEST QUARTER TO A POINT ON THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY TO A POINT DUE SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO THE POINT OF BEGINNING.

TRACT B: 36-07-16-34-0059

THAT PART OF THE WEST 30 RODS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 IN TOWNSHIP 7 NORTH, OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF THE NORTHERLY RIGHT OF WAY OF THE NORTHERN PACIFIC RAILWAY COMPANY.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 NORTH, RANG 36 EAST, WILLAMETTE MERIDIAN, WITH THE SOUTH LINE OF SUMACH STREET (FORMERLY CHESTER STREET) IN GARDEN CITY HEIGHTS ADDITION TO THE CITY OF WALLA WALLA, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME C OF PLATS AT PAGE 22 AND RUN THENCE SOUTH 0°09'30" EAST, ALONG SAID WEST LINE 166.73 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD (FORMERLY NORTHERN PACIFIC); THENCE NORTH 64°42'45" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE 65.00 FEET; THENCE NORTH 23°05'08" WEST 151.07 FEET TO THE POINT OF BEGINNING. CONTAINING 4,904 SQUARE FEET, MORE OR LESS.

SITUATED IN THE CITY AND COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

APPROVALS

THE FOREGOING SUBDIVISION IS HEREBY APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 19.18 OF THE MUNICIPAL CODE OF THE CITY OF WALLA WALLA, WASHINGTON.

NEAL CHAVRE, P.E., CITY ENGINEER DATE

J PRESTON FREDERICKSON, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20\_\_\_\_

WALLA WALLA COUNTY TREASURER DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, DAVID BARBER, AN AUTHORIZED REPRESENTATIVE OF BARBER CONSTRUCTION, HAVE CAUSED THESE LANDS TO BE SURVEYED AND SUBDIVIDED AS SHOWN AND DO HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS AND RIGHTS OF WAY NOT DESIGNATED AS PRIVATE. WE HEREBY WAIVE FOR OURSELVES AND FOR OUR SUCCESSORS ANY CLAIMS FOR DAMAGES AGAINST ANY PUBLIC AUTHORITY RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF ANY PUBLIC FACILITIES OR PUBLIC PROPERTY ON THE LANDS DESCRIBED HEREIN.

DAVID BARBER DATE

ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF WALLA WALLA

BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, APPEARED \_\_\_\_\_, WHO  
ACKNOWLEDGED THE FOREGOING SUBDIVISION AND DEDICATION TO BE A FREE AND VOLUNTARY ACT AND DEED.

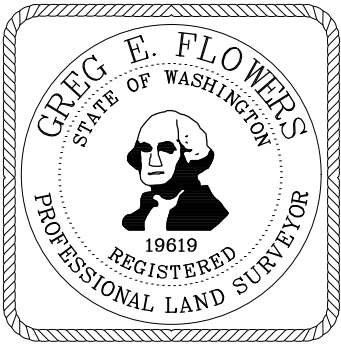
WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 201\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC FOR THE STATE OF WASHINGTON

RESIDING IN \_\_\_\_\_



**PBS Engineering and  
Environmental Inc.**  
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